145 CANDLEWOOD ROAD



PROPERTY DESCRIPTION



BUILDING SF 313,246 Total SF (Divisible) (72,496 SF Mezzanine)



LOADING 24 Dock-high 4 Drive-ins



OFFICE 888 SF



CLEAR HEIGHT



COLUMN SPACING





PARKING 316 Car Spaces (109 Existing 207 Landbanked)

ACREAGE 13.80 acres



SPRINKLERS ESFR



REAL ESTATE TAXES \$362,167.31/ Per Annum (\$1.16 PSF)



LIGHTING LED



POWER 1,200 Amps



FOREIGN TRADE ZONE "FTZ" ENABLED

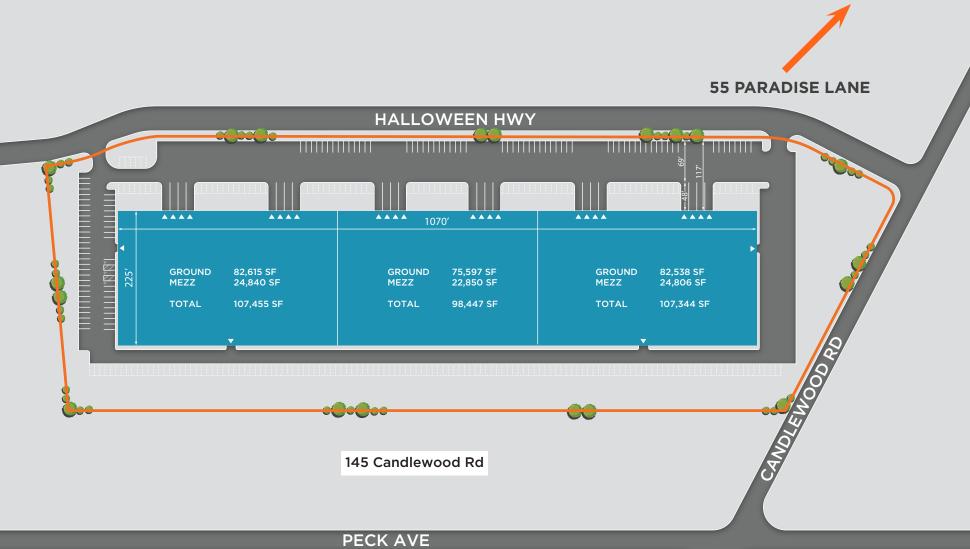
The federal government's long-standing Foreign Trade Zone Program provides many little-known import/export benefits for a wide range of business applications. By deferring, reducing, or eliminating customs duties, qualified companies can improve cash flow, lower inventory costs, and improve their bottom line through use of FTZs.





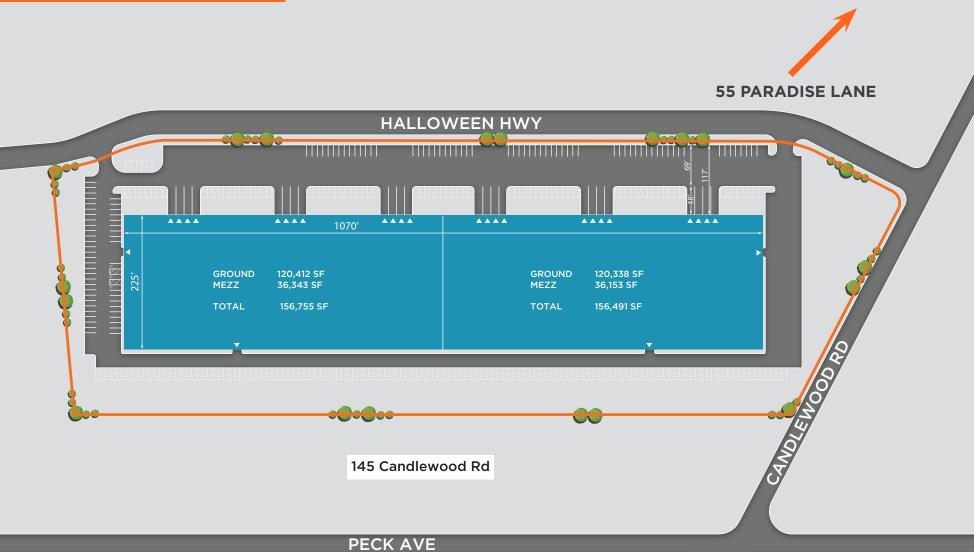


DIVISION PLAN





DIVISION PLAN





145 CANDLEWOOD ROAD

ROCKEFELLER GROUP LOGISTICS PARK

145 CANDLEWOOD ROAD

Bay Shore, New York
313,246 SF AVAILABLE
AVAILABLE Q1 2025

55 PARADISE LANE

Bay Shore, New York

172,622 SF AVAILABLE

AVAILABLE IMMEDIATELY

ACCESSIBILITY & CONNECTIVITY Port Jefferson 25A **SUFFOLK** 347 Southampton 25 West Hampton NEW YORK CITY Ronkonkoma 27 454 NASSAU **QUEENS** 78 BROOKLYN Hauppauge Innovation Park 145 CANDLEWOOD **Drive Time Populations** 145 Candlewood Road offers convenient access to highways and ****** 50 MM methods of freight distribution. *********** 12.8 MM The property sits within 1.8 miles ₽ SO ******** 4.4MM** from the Southern State Parkway, å å å 1.3 MM 3.6 miles from the Long Island Expressway/Interstate 495, and 90 30 60 4.2 miles from the Northern State Mins. Mins. Mins. Hours Parkway. For efficient freight distribution, reach the Long Island Rail Road's Deer Park Station in 1.5 **High Income & Affluent Consumer Base** miles, John F. Kennedy International Airport in 34.2 miles, LaGuardia Airport in 38.8 miles, and the Port \$153,900 64.3% Newark-Elizabeth Marine Terminal

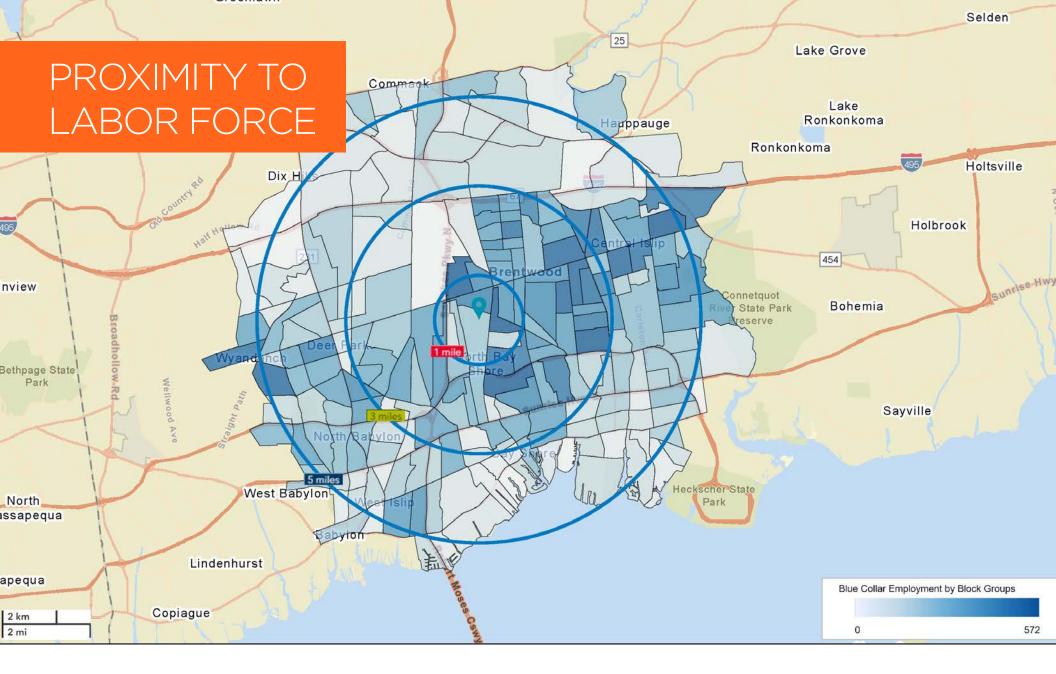
White Collar

Employment

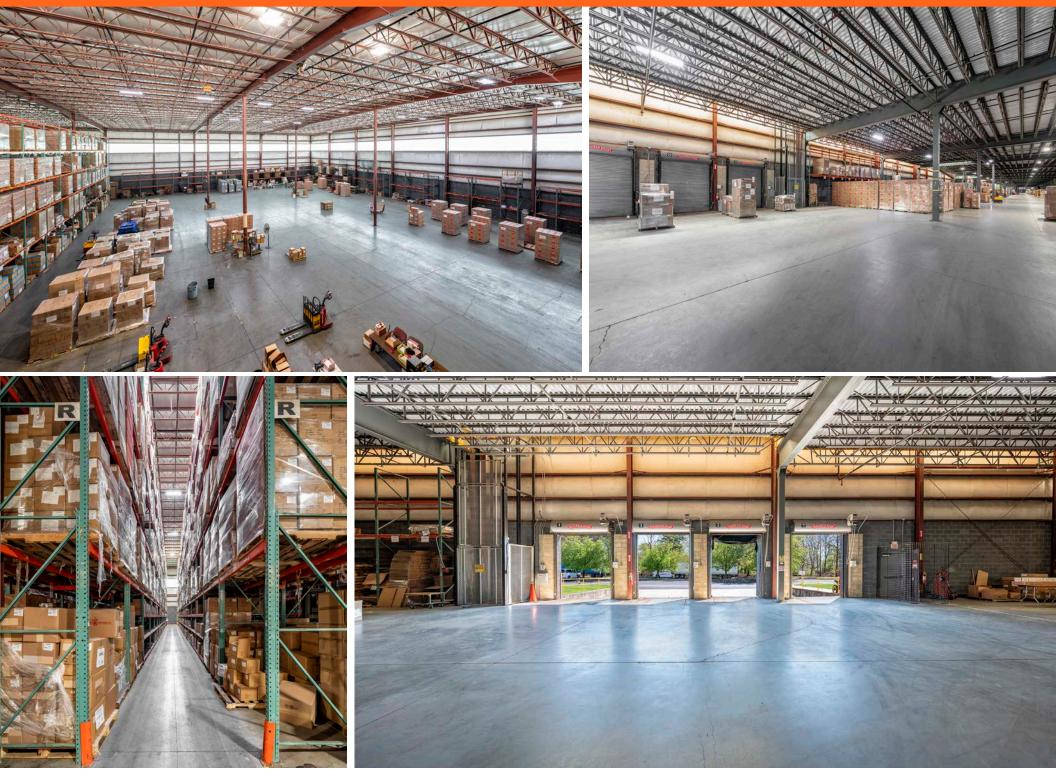
Average

household income

in 59.6 miles.



Impressive Walk To Work Labor Pool Within A 5 Mile Radius Of The Site





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Website Code





ROCKEFELLER GROUP

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